

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **December 09, 2014**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLAT (FP)**

Consider approval of an a seven (7) lot residential subdivision for “**Meadow Valley Estates Phase 4.**” The representative is Mr. Brad Petersen, Development Solutions. The property is zoned RE-12 (Residential Estate 12,000 square foot minimum lot size) and is located at the east end of Mountain Ledge Drive (at approximately 2500 East and 2900 South, in the Little Valley area). Case No. 2014-FP-027. (Staff – Todd J.).

2. **LOT SPLIT (LS)**

Consider approval of a lot split for existing “**Lot 127 of the Ft Pierce Business Park.**” The representative is Mr. Michael Draper, Rosenberg Associates. The property is zoned M-1 (Industrial) and is located at 631 Commerce Drive. Case No. 2014-LRE-016. (Staff – Todd J.).

3. **ONE LOT SUBDIVISION**

Consider approval of a “**One Lot Subdivision**” by means of a metes and bounds description. The representative is Mr. Todd Jacobsen, City of St George. The property is zoned R-1-12 (Single Family Residential 12,000 square foot minimum lot size) and is located across the street to the east of Little Valley Elementary School (at approximately 2350 East and Horseman Park Drive). Case No. 2014-LRE-017. (Staff – Todd J.).

4. **PRELIMINARY PLAT (PP)**

Consider approval of a preliminary plat for “**Hyde-Berry Park**” a twenty-seven (27) lot residential subdivision. The representative is Mr. Rob Reid, Rosenberg Associates. The property is zoned R-1-10 (Single Family Residential, 10,000 square foot minimum lot size) and is located between Marigold Way and 1470 South Street. Case No. 2014-PP-034. (Staff – Wes J.)

5. **ZONE CHANGE AMENDMENT (ZCA) - PUBLIC HEARING**

Consider a zone change amendment request to retain a 4,592 sq. ft. building, to demolish an existing 6,690 sq. ft. building, and to construct a 14,558 square foot building addition on property zoned PD-C (Planned Development Commercial). The project site will expand from 1.792 acres to 2.623 acres. The property is located north of 1600 South Street and east of Black Ridge Drive. The applicant is **Dealer Collision** and the representative is Mr. Reid Pope, L.R. Pope Engineering. Case No. 2014-ZCA-015. (Staff – Ray S.).

6. **LOT LINE ADJUSTMENT (LLA)**

Consider the approval of a lot line adjustment between two existing lots for “**Dealer Collision / Ideal Automotive.**” The representative is Mr. Reid Pope, L.R. Pope Engineering. The property is zoned PD-C (Planned Development Commercial) and is located at 184 West 1600 South Street (between 1470 South and 1600 South Street on the east side of Black Ridge Drive). Case No. 2014-LRE-018 (Staff – Todd J.)

7. **GENERAL PLAN AMENDMENT (GPA)**

Consider a **General Plan Amendment** from LDR (Low Density Residential), MDR (Medium Density Residential), and COM (Commercial) to MDR (High Density Residential), HDR (High Density Residential), PO (Professional Office), and COM (Commercial) on 121.6 acres. The property is generally located between 3000 East Street and the Virgin River and fronts on Mall Drive. This is to support the future development of commercial, retail, medical, and professional offices, and to increase residential density. The applicant is Suburban Land Reserve, Inc. and the representative is Mr. Dan McCoy. Case No. 2014-GPA-006. (Staff – John Willis).

8. **CONDITIONAL USE PERMIT (CUP)**

Consider a request for a Conditional Use Permit to operate an offsite expansion of the Monster Storage facility (*located at 227 W 700 S*) by establishing a two acre (2 ac.) fenced overflow area for **RV, automobile, pick-up, and boat storage parking facility** at 999 South Main Street. The property is zoned C3 (General Commercial). The applicant is Mr. Denis Lyman. Case No. 2014-CUP-023 (Staff – Ray S.)

9. **TRAINING**

Training and discussion to cover: Title 10 Chapter 8 “Planned Development Zone” – Residential Section.

10. **MINUTES**

Consider approval of the minutes from the July 08, 2014, July 29, 2014, and August 12, 2014 meetings.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1

Final Plat

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

FINAL PLAT

Meadow Valley Estates Phase 4

Case No. 2014-FP-027

- Request:** Approval of a 7 Lot Residential Subdivision Final Plat
- Representative:** Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770
- Property:** Located at the east end of Mountain Ledge Drive (at approximately 2500 East and 2900 South, in the Little Valley Area)
- Zone:** RE-12
- Staff Comments:** All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.
- This Final Plat is ready for Planning Commission's consideration for approval.

ITEM 2

Lot Split

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

LOT SPLIT

Lot 127 of the Fort Pierce Business Park

Case No. 2014-LRE-016

Request: Approval of a Lot Split of an existing Lot

Representative: Micheal Draper, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at 631 Commerce Drive

Zone: M-1

Staff Comments: The purpose of this Lot Split is to make better use of the property and allow another building to be build.

FYI – This was approved by the Ft. Pierce Industrial Park Owner's Association on March 31, 2014

All aspects of this Lot Split were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

This Lot Split is ready for Planning Commission's consideration for approval subject to Legal Approval.

[illegible][illegible][illegible]

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19
TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN



ITEM 3

One Lot Subdivision

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

ONE LOT SUBDIVISION

Washington County Library Site

Case No. 2014-LRE-017

- Request:** Approval of a One Lot Subdivision by meets and bounds description
- Representative:** Todd Jacobsen, City of St. George
175 East 200 North
St. George, UT 84770
- Property:** Located across the street to the east of Little Valley Elementary School
(at approximately 2350 East and Horseman Park Drive)
- Zone:** R-1-12

Staff Comments: The City's land use authority can approve a subdivision of 10 lots or less without a plat, pursuant to City Code § 11-4-5 and Utah Code § 10-9a-605(1). The City proposes a one lot subdivision of property located at Horseman's Park Drive, and between 2350 East and Sullivan Lane. The City Council has approved the proposed sale of this property to Washington County for use as a library, by Resolution No. 2014-10-003R (attached). Approval of a subdivision of 10 lots or less is accomplished by the following procedure:

1. A metes and bounds description identifies the subdivision property for recording with the County Recorder's office (see attached description),
2. A Certificate of Written Approval by the land use authority is attached to the metes and bounds description at the time of recording (i.e. a proposed Resolution adopting a Certificate of Written Approval will be prepared for City Council),
3. Notice is given of the proposed subdivision if required by City ordinance, and in this case notice of this meeting has been given, but no additional notice is required,
4. The property does not require dedication of a public street at this time, because the property has public street access on Horseman's Park Drive, and 2350 East St. The improvements for said streets will be completed by Washington County,
5. The proposed subdivision has been approved by the culinary water authority and the sanitary sewer authority,
6. The property is located in a zoned area, in this case it is zoned R-1-12, which allows use of the property for a library as was approved by City Council on October 16, 2014, and
7. The property conforms to applicable land use ordinances.

This One Lot Subdivision by meets and bounds is ready for Planning Commission's consideration for approval.



Aerial - vicinity - Library site - L.V.

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

December 3, 2014



Zoning - vicinity - Library site - L.V.

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

December 3, 2014

L. ROGER W. TURNER, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF MISSISSIPPI, AND THAT I HOLD CERTIFICATE NO. 7234 IN ACCORDANCE WITH TITLE 41, CHAPTER 23, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF MISSISSIPPI. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREIN DESCRIBED LAND IN ACCORDANCE WITH SECTIONS 17-18-31-32-33-34-35-36-37-38-39-40, HAVE MONUMENTED MEASUREMENTS AND PLACED MONUMENTS AS SHOWN THEREON.

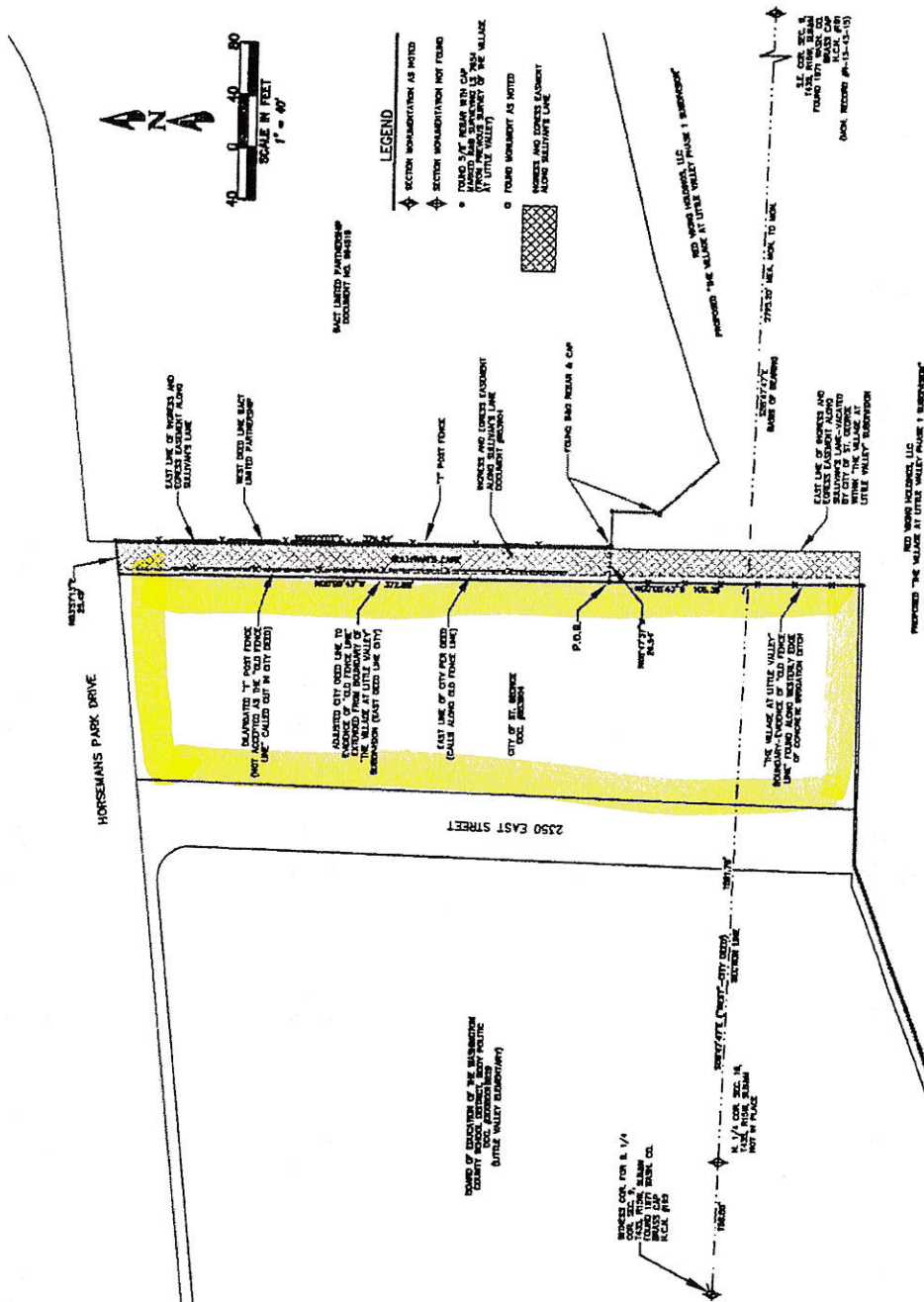
[illegible][illegible]

R & B SURVEYING
257 PROSPECT AVE. WILSONVILLE, OREGON 97158
PHONE: (503) 873-2918

LOCATION:
SE 1/4 SEC. A, T4S, R3E, S34M

COMPLETED:
August 12, 2013

REQUESTED BY:
CITY OF ST. GEORGE



ITEM 4

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

PRELIMINARY PLAT

Hyde-Berry Park

Case No. 2014-PP-034

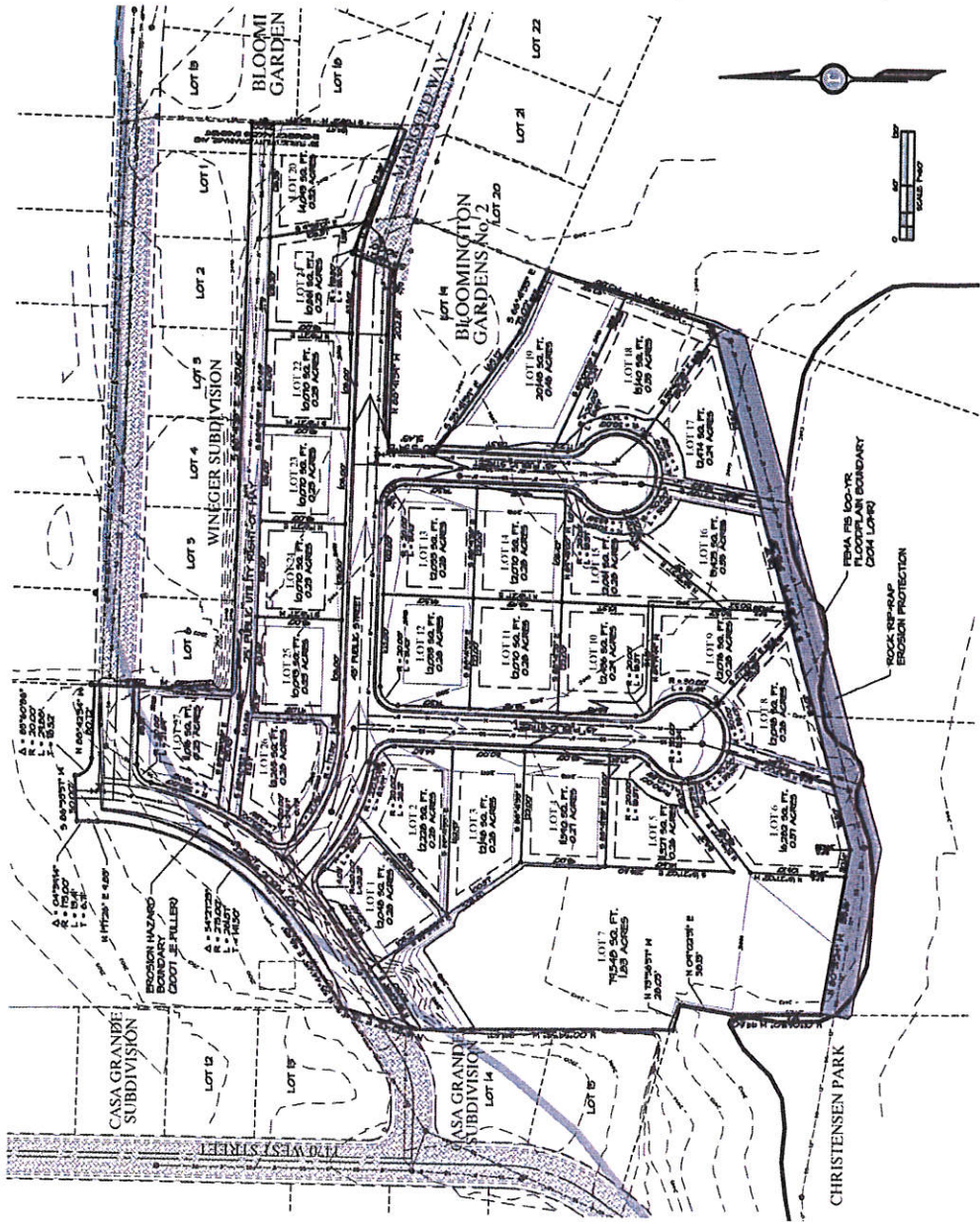
- Request:** A request to approve a 27 lot residential subdivision.
- Location:** The property is located east of 1470 West and south of Baneberry Drive
- Property:** 11.9 acres
- Number of Lots:** 27
- Density:** 2.3 dwelling units per acre
- Zoning:** R-1-10
- Adjacent zones:** North – R-1-10
East – R-1-10
South – Open Space
West – RE-12.5
- General Plan:** Low Density Residential
- Applicant:** Rosenberg Associates
- Engineer:** Rob Reid
- LOMR:** Provided via Rosenberg Associates, a LOMAR (Letter of Map Revision) determination was received from FEMA and is on file in this project's case file in the Planning Department (8 page document) that supports residential development at this location.
- Comments:**
1. Recently the City Council approved a zone change for this same site (Ref. Case No. 2014-ZC-011).
 2. Staff finds this plat is in harmony with the General Plan and zoning of this area and recommends approval.



PRELIMINARY FLAT OF
HYDE-BERRY PARK
SUBDIVISION
AN R-40 SINGLE FAMILY SUBDIVISION

GEOTECHNICAL ENGINEER
THE ENGINEER FOR THIS PROJECT IS
APPLIED GEOTECH (AEC)
1400 SOUTH 21ST STREET
ST. GEORGE, UTAH 84770 (408) 678-6800

OWNER/DEVELOPER
THE DEVELOPER FOR THIS PROJECT IS
M41 PROJECTS S. LLC
C/O JOHN BLANCH
1427 MONTESSA AVENUE
ST. GEORGE, UTAH 84790



SITE DATA - OVERALL

PROPERTY CORNER

* SIDER MARK 8" DIA. BALLOON OTHERWISE NOTED

○ SIDER MARK 8" DIA. BALLOON OTHERWISE NOTED

● SIDER MARK 48" DIA. BALLOON OTHERWISE NOTED

△ FIRE HYDRANT WITH VALVE

WATER VALVE

STREET LIGHT

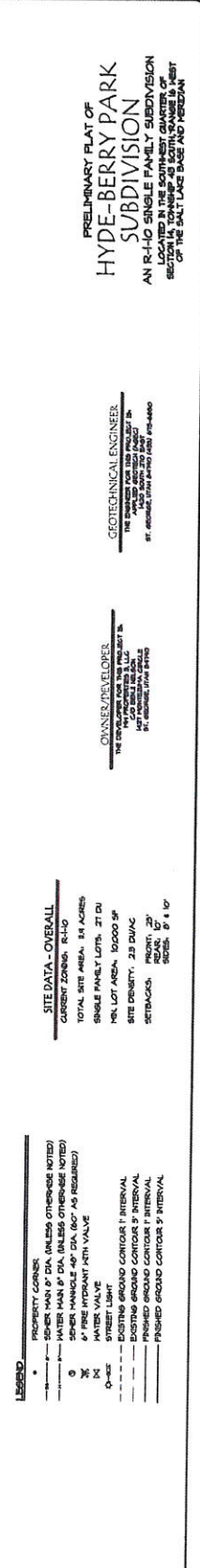
D=SE

--- EXISTING GROUND CONTOUR 1' INTERVAL

--- EXISTING GROUND CONTOUR 5' INTERVAL

--- PROPOSED GROUND CONTOUR 1' INTERVAL

--- PROPOSED GROUND CONTOUR 5' INTERVAL



ITEM 5

Zone Change Amendment

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

ZONE CHANGE

Dealer Collision / Ideal Automotive

Case No. 2014-ZCA-015

- Request:** A request to modify the PD-C (Planned Development Commercial) zone for Dealer Collision; to demolish one existing building and to construct a larger building in its place and to increase the site from 1.792 acres to 2.623 acres to accommodate a collision repair facility.
- Reference:** Associated lot line adjustment; Case No. 2014-LRE-018 (this agenda)
- Applicant:** Ideal Automotive LLC
150 West Hilton Drive
St George, Utah 84770
- Representative(s):** Mr. Reid Pope
Pope Engineering
1240 E 100 S #15B
St George, Utah 84770

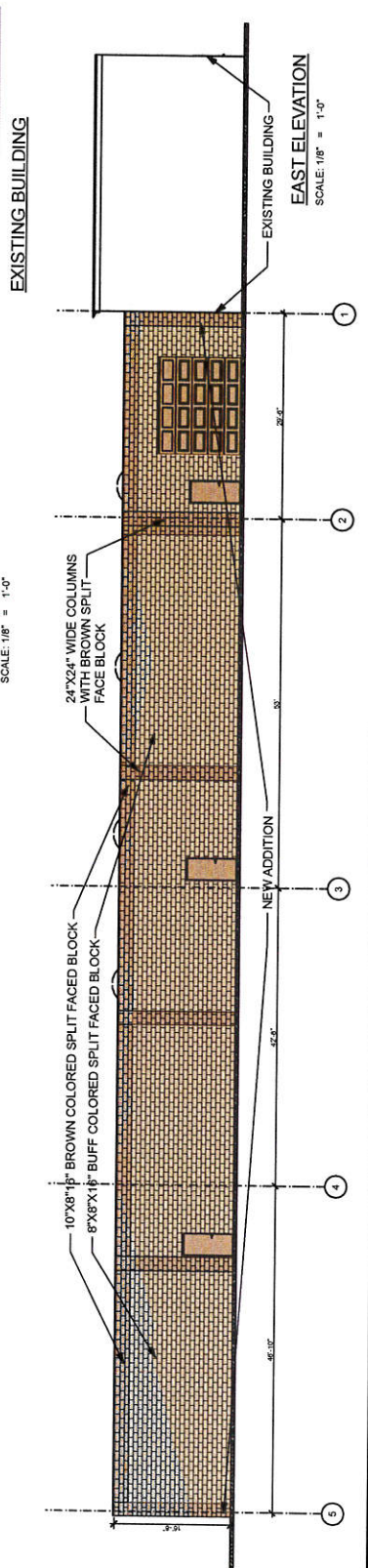
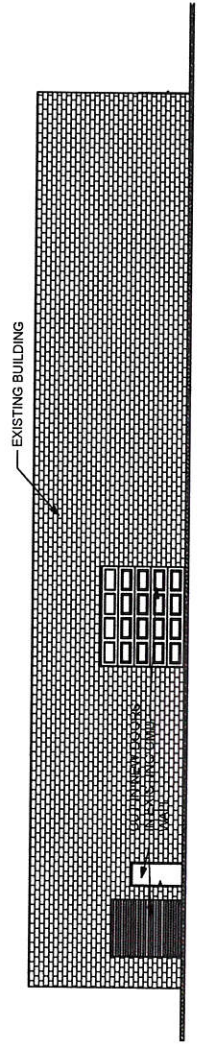
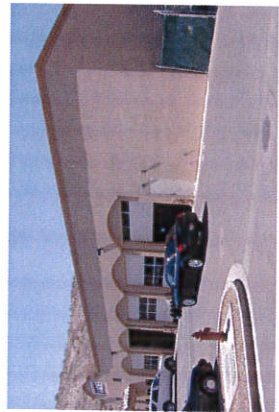
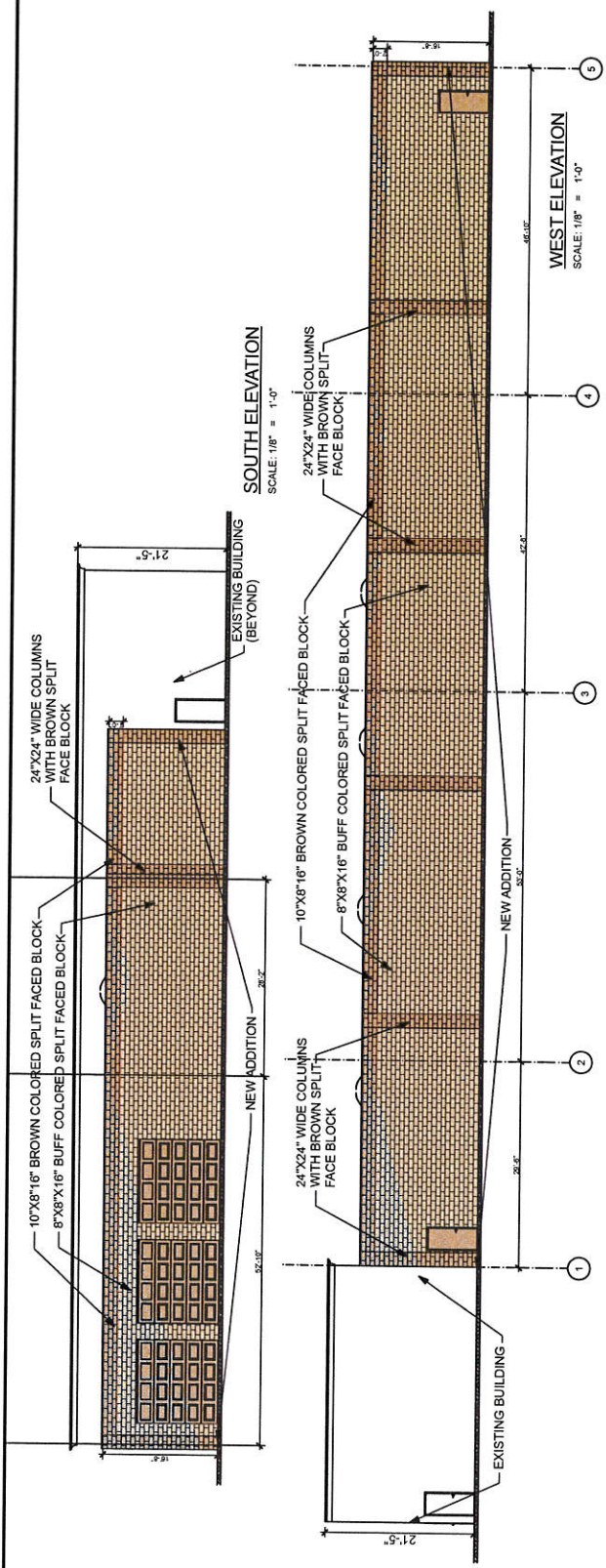
Mr. Bill Western, Architect
1253 Marigold Way
St George, Utah 84790
- Location:** Located at 184 West 1600 South Street (between 1470 South and 1600 South Street on the east side of Black Ridge Drive).
- Current Zone:** PD-COM (Planned Development Commercial)
- General Plan:** COM (Commercial)
- Adjacent zones:** The property is surrounded by other PD-COM properties consisting of car dealerships and related automotive businesses.
- Comments:**
1. A written text has been provided by the applicant (see attached).
 2. There's a lot line adjustment application (on this same PC agenda) associated with this project
 3. Elevations, colors, and materials proposed have been provided for PC's review and discussion. Split face block in two colors is proposed. Does the PC feel adequate design has been provided as seen from Black Ridge Drive?

4. Existing landscaping needs to have street trees replaced and the new land added by the lot line adjustment needs to have new landscaping and trees added.
5. A SPR (Site Plan Review) application needs to be submitted and approved by staff.
6. No business license shall be approved until all landscaping comes into compliance.

L.R. POPE ENGINEERING INC.
1240 E 100 S #15B
ST. GEORGE, UTAH 84790
1-435-628-1676
email lrpope@infowest.com

STEPHEN WADE –DEALERS COLLISION CENTER
AMENDED PD
WRITTEN TEXT

- A- The total site area consists of 2.623 acres and is North of 1600 South Street and along the West side of Black Ridge Drive. The site is being expanded from 1.792 acres to the 2.623 acres and has three existing buildings on the south portion. The center building along Black Ridge is going to be demolished and a new larger building will be added to the existing North building and cover the area of the building being demolished. The access point will remain at the existing South entrance and there will also be a shared exit at the North boundary line. The existing landscaping will remain and an additional 25 foot strip of landscaping will be added for the additional property to the north. The total building coverage will be 25,988 square feet or 0.23%. The 25 foot landscaping along the Street Frontages will be approximately 16,300 square feet or 14.3%.
- B- The new addition will be built with cmu block and will match the colors of the existing buildings.
- C- The project density -na
- D- The nearest school is the Dixie Middle School and would be approximately three miles away. The Bloomington LDS Stake Center is within three miles. The nearest park is located at Tonaquint.
- E- The project will not be phased.
- F- The existing topography has been included for the undeveloped northern portion.
- G- A colored site drawing showing the proposed landscaping areas for the parking structure was previously submitted and there will be no additional landscaping with this detail building.
- H- The amount of landscaping reserved for the new development is 14.3% of the total site. The landscaping will match the existing landscaping with 50% living plants and trees.
- I- All utilities will be underground.
- J- There are current refuse areas for trash and additional screened trash refuse area will be added.
- K- There is current interior lighting located in the parking area with an average foot candle rating of 35 maximum and there will be some minor exterior lighting on the new building.
- L- The new collision building along with the existing building along the east side will have one onsite access driveway located at the south end of the property which will empty into 1600 South Street and a secondary shared access at the north property line will not directly enter onto Black Ridge Drive.
- M- There will be no additional signing for the new collision building.



Western Design Group
Architects
11 North 200 West
Salt Lake City, UT 84115
435-456-1312 C-273-5283
info@westerndesigngroup.com
www.westerndesigngroup.com

CONSULTANTS

Bill Western
Architect
435-456-1312 C-273-5283
info@westerndesigngroup.com
www.westerndesigngroup.com

DEALER'S COLLISION
CENTER ADDITION
1600 S. BLACK RIDGE DRIVE
ST. GEORGE, UTAH

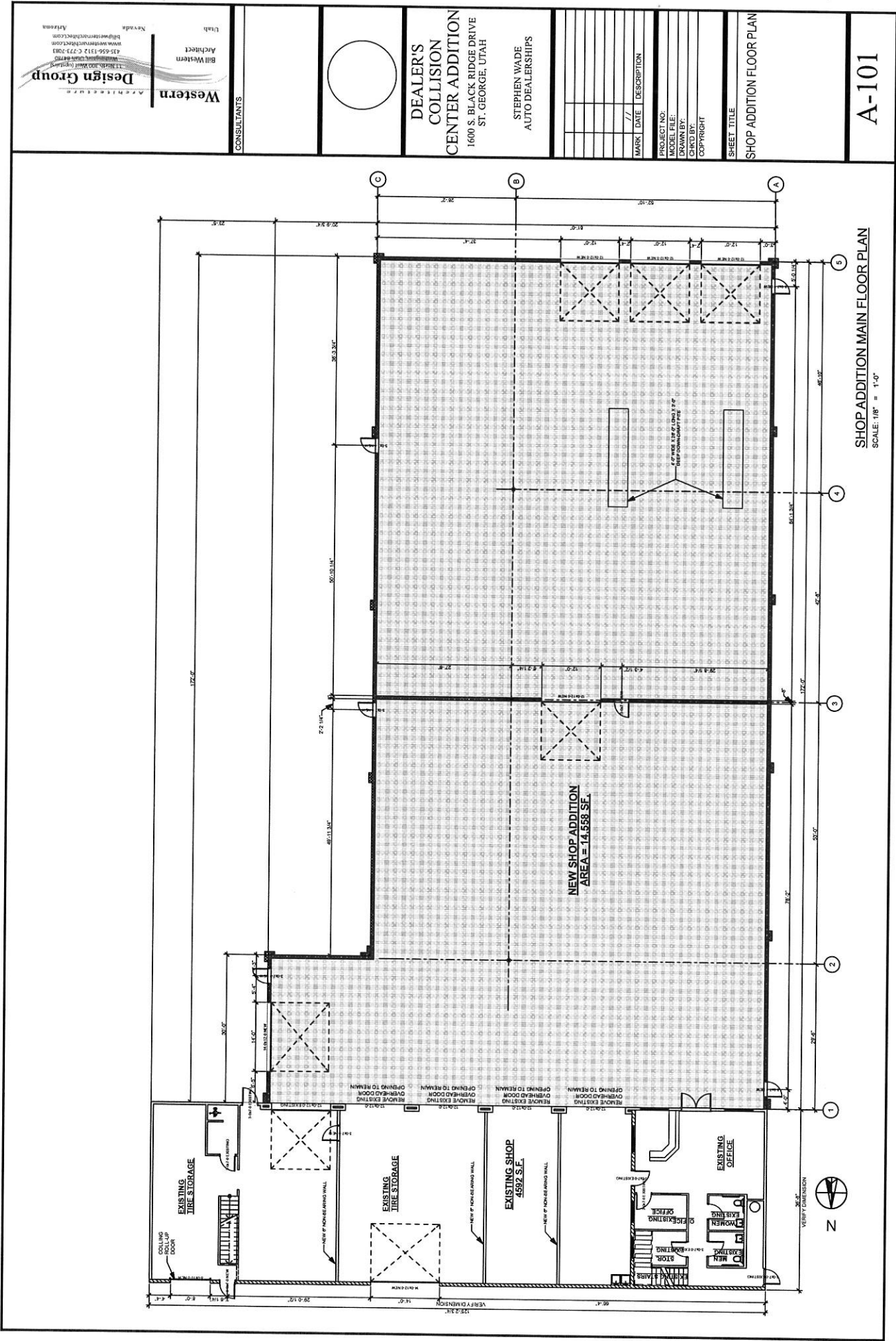
STEPHEN WADE
AUTO DEALERSHIPS

MARK	DATE	DESCRIPTION
1/1		
2/1		
3/1		
4/1		
5/1		
6/1		
7/1		
8/1		
9/1		
10/1		
11/1		
12/1		

PROJECT NO.:
MODEL FILE:
DRAWN BY:
CHECKED BY:
COPYRIGHT:

SHEET TITLE
EXTERIOR BUILDING
ELEVATIONS

A-201



SHOP ADDITION MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

A-101

SHOP ADDITION FLOOR PLAN

SHEET TITLE

COPYRIGHT

CHWD BY:

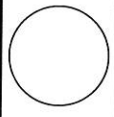
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PROJECT NO.:

MARK DATE DESCRIPTION

STEPHEN WADE
AUTO DEALERSHIPS

DEALER'S
COLLISION
CENTER ADDITION
1600 S. BLACK RIDGE DRIVE
ST. GEORGE, UTAH



CONSULTANTS

Western
Architect
1130 WEST 300 SOUTH (WESTINGHOUSE)
ST. GEORGE, UTAH 84770
435-656-1112 C-773-7003
www.westernarchitect.com
info@westernarchitect.com
Utah
Nevada
Arizona





AS SHOWN
UNDEVELOPED
TO BE
DEVELOPED

R=445.00
L=184.39
T=22.17
A=37.758°

BLACK RIDGE DRIVE
60' PUBLIC ROAD

NOTE: PARCELS SG-6-35-27 & RT
REMAINED

SG-6-35-27
FUTURE HOLDINGS
MARCIA WOOD TRUST
VIA SCOP
SWAC EAST LLC

EXISTING
BUILDING
FUTURE
DEVELOPMENT

SG-6-35-27
IDEAL HOLDINGS
VIA SCOP
SWAC EAST LLC

EXISTING CURB & GUTTER

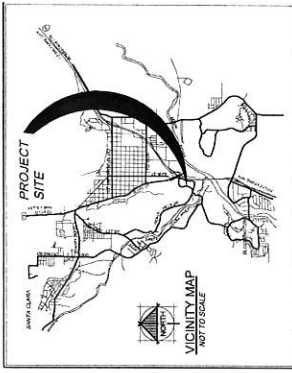
R=1063.00
L=72.08
T=96.08°
A=3°48'50"

1600 SOUTH STREET
66' PUBLIC ROAD

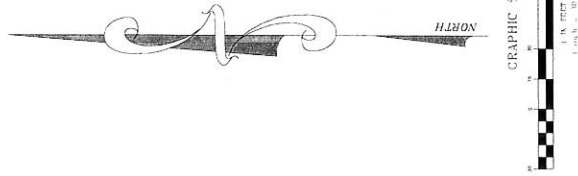
R=20.00
L=33.34'
T=22.02°
A=96°30'71"

R=1445.00
L=244.39'
T=13°39'17"

SG-6-35-27
FUTURE HOLDINGS
MARCIA WOOD TRUST
VIA SCOP
SWAC EAST LLC



OWNER/DEVELOPER
STEPHEN WADE
150 WEST HILTON DRIVE
ST. GEORGE, UTAH 84770
628-5201



CONSTRUCTION NOTES

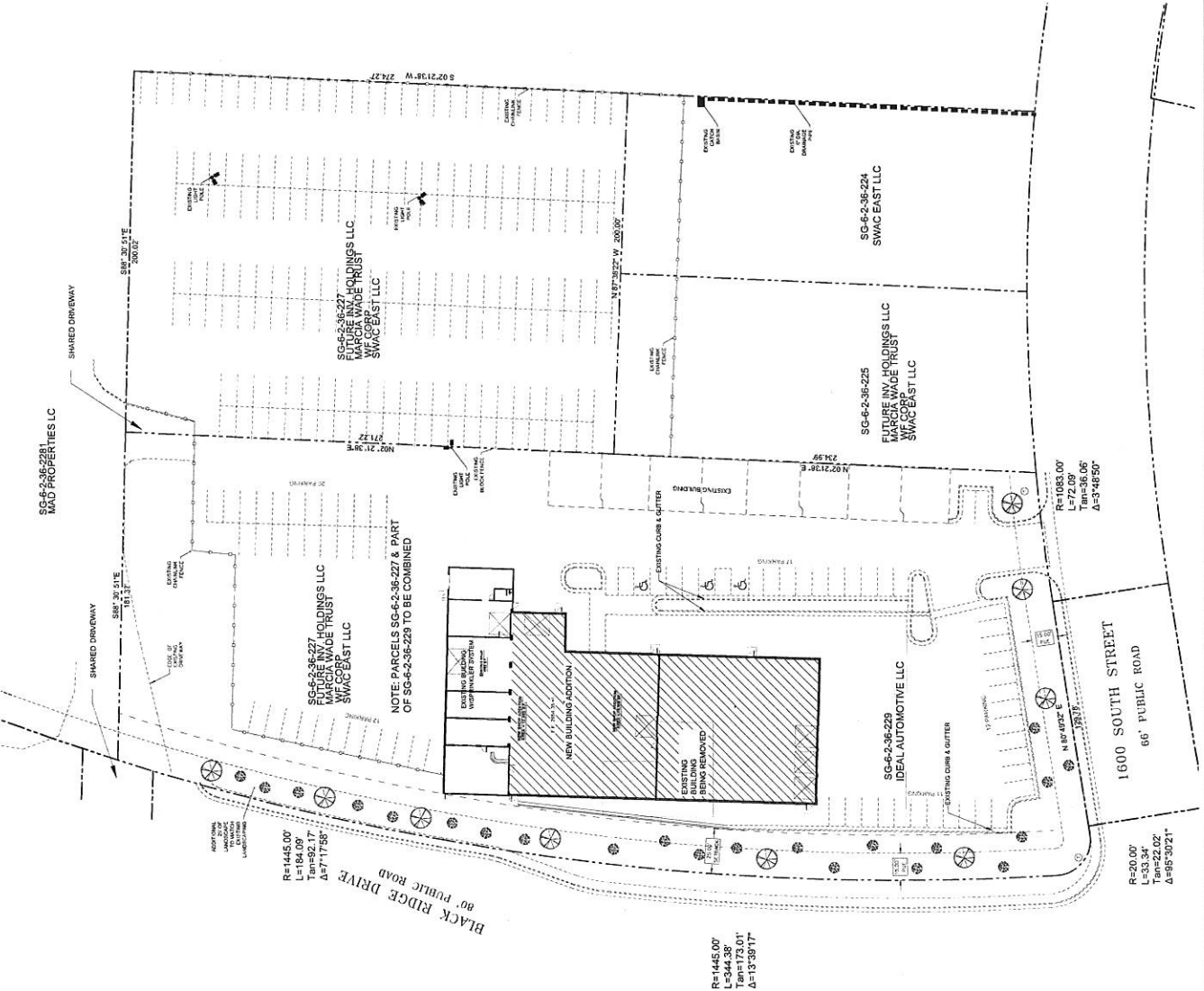
CONSTRUCT 7' WIDE CURB & GUTTER TYPE A SHEET ON
EXISTING ASPHALT PAVEMENT TO REHABILITATE EXISTING SOILS REPORT
INSTALL CONCRETE INTERCEPTOR PER CITY STANDARDS
CONSTRUCT HATCH/WAMP PER DETAIL ON SHEET CMB
REHABIT EXISTING PAVEMENT
CONSTRUCT 6" CONC. BASE COURSE OVER EXISTING ASPHALT PAVEMENT
MAXIMUM SLOPE OF 2%
CONSTRUCT 8" CONC. FINISH LAYER OVER 6" CONC. BASE COURSE
INSTALL 6" DIA.EMERGENCY LINE FOR AUTOMATIC SPRINKLERS
PROVIDE 10' WIDE LANING AREA 1/2' BELOW FINISH FLOOR ELEV.
REMOVE EXISTING MOUNT. MA. SLOPE 6.0%, MAX. CROSS SLOPE 2%.
REMOVE EXISTING ASPHALT DRIVEWAY AND GRASS AT ATTACH TO BUILDING
REMOVE EXISTING CONCRETE PAVEMENT

SITE AREA=2.52 ACRES
NEW BUILDING WITH ADDITION: 13,396 SQUARE FEET
EXISTING EAST BUILDING WITH ADDITION: 6,000 SQUARE FEET
TOTAL BUILDING AREA= 25,396 SQUARE FEET
PARKING REQUIRED= 25,396 / 400= 63 STALLS WITH 3 BLENDED HANDICAP ACCESSIBLE
PARKING REQUIRED= 63 TOTALS

SITE LEGEND

EO
ELECTRICAL LIGHT HOLD
BUILDING SETBACK FROM STREET=25 FEET

NOTE: SIGN PERMITS ARE UNDER SEPARATE PERMITS FOR BUILDINGS



[illegible]

CONTAINING 0.831 ACRES

CONTAINING 1.252 ACRES

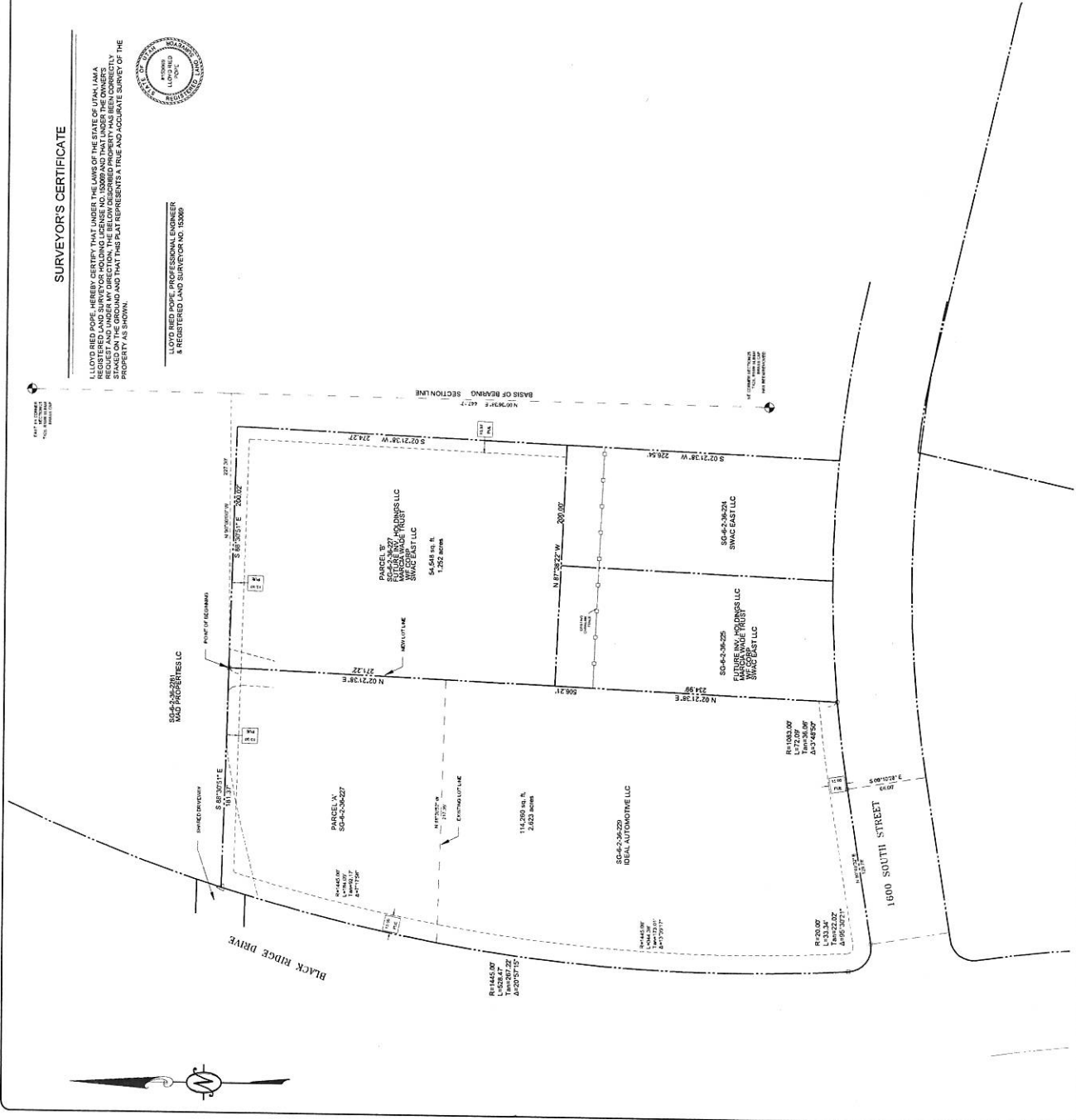
CONTAINING 1.232 ACRES
SUBJECT TO A 10 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE NORTH AND EAST BOUNDARY LINES.

[illegible]

SUBJECT TO: A 15 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE SOUTH AND WEST BOUNDARY LINE FRONTING PUBLIC STREETS AND 10 FEET ALONG THE NORTH BOUNDARY LINE

I, LLOYD RIED POPE, HEREBY CERTIFY THAT UNDER THE LAWS OF THE STATE OF UTAH, I AM A REGISTERED LAND SURVEYOR HOLDING LICENSE NO. 150099 AND THAT UNDER THE OWNERS' REQUEST AND UNDER MY DIRECTION, THE BELOW DESCRIBED PROPERTY HAS BEEN CORRECTLY STAKED ON THE GROUND AND THAT THIS PLAT REPRESENTS A TRUE AND ACCURATE SURVEY OF THE PROPERTY AS SHOWN.

**LLOYD RIED POPE, PROFESSIONAL ENGINEER
& REGISTERED LAND SURVEYOR NO. 153069**



THE PURPOSE OF THIS LOT SPLIT IS TO ALLOW THE CONSTRUCTION OF AN ADDITION TO AN EXISTING BUILDING TO PROCEED AND MEET CITY ORDINANCES

STEPHEN WADE-MANAGING MEMBER

SECTION CORNER

- BOUNDARY CORNERS TO BE SET WITH 5/8" REBAR & PLASTIC CAP - LS # 153069
- PARCEL CORNER NOT MONUMENTED
- △ SET SPIKE

GRAPHIC SCALE:

(IN FEET)
1 inch = 40 ft

ITEM 6

Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

LOT LINE ADJUSTMENT

Dealer Collision / Ideal Automotive

Case No. 2014-LRE-018

Request: Approval of a Lot Line Adjustment between two existing Lots

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located at 184 West 1600 South St. (between 1470 South St. and 1600 South St. on the east side of Black Ridge Drive)

Zone: PD-C

Staff Comments: The purpose of this Lot Line Adjustment is to allow the construction of an addition to an existing building to proceed and meet City Ordinance.

All aspects of this One Lot Subdivision were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

This One Lot Subdivision by meets and bounds is ready for Planning Commission's consideration for approval.

[illegible]

SURVEYOR'S CERTIFICATE

[illegible]

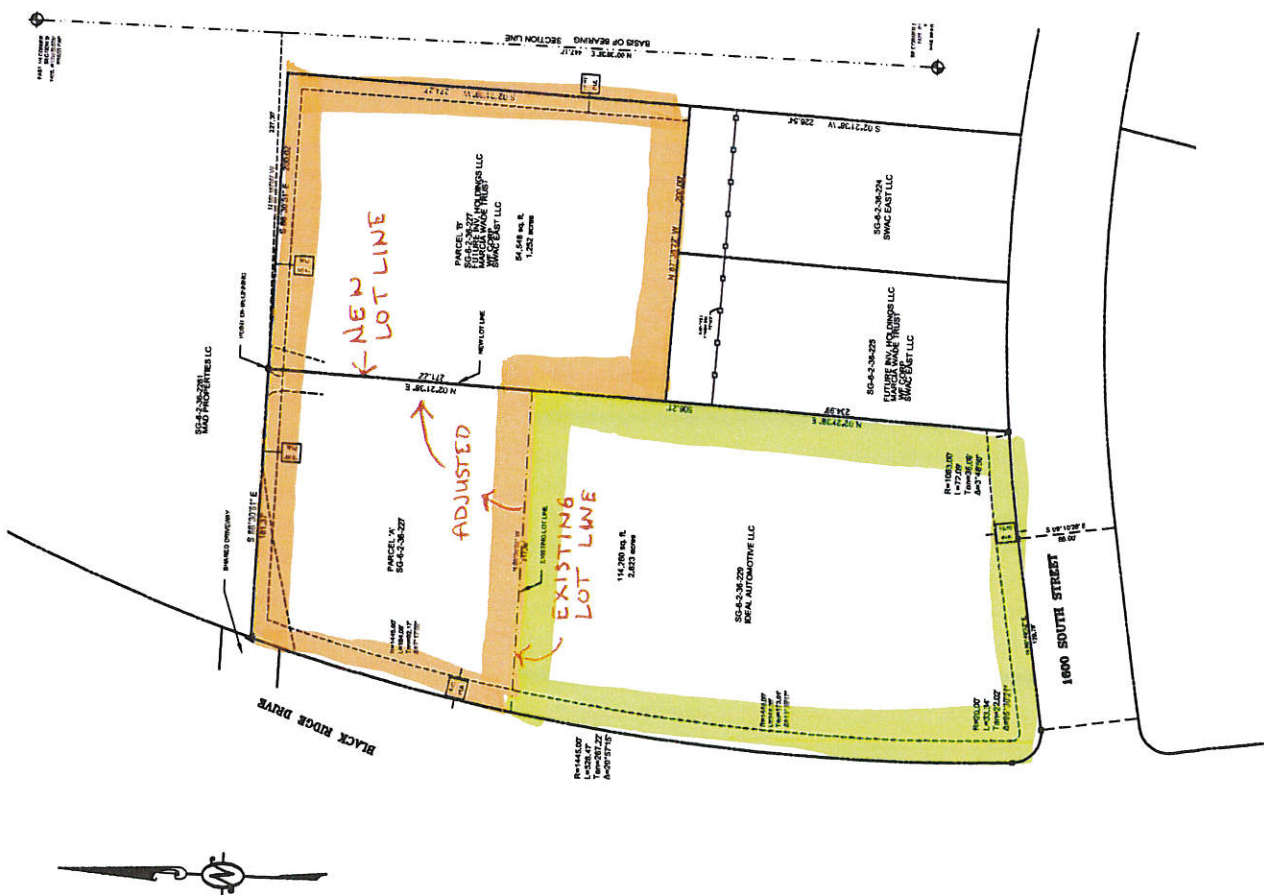
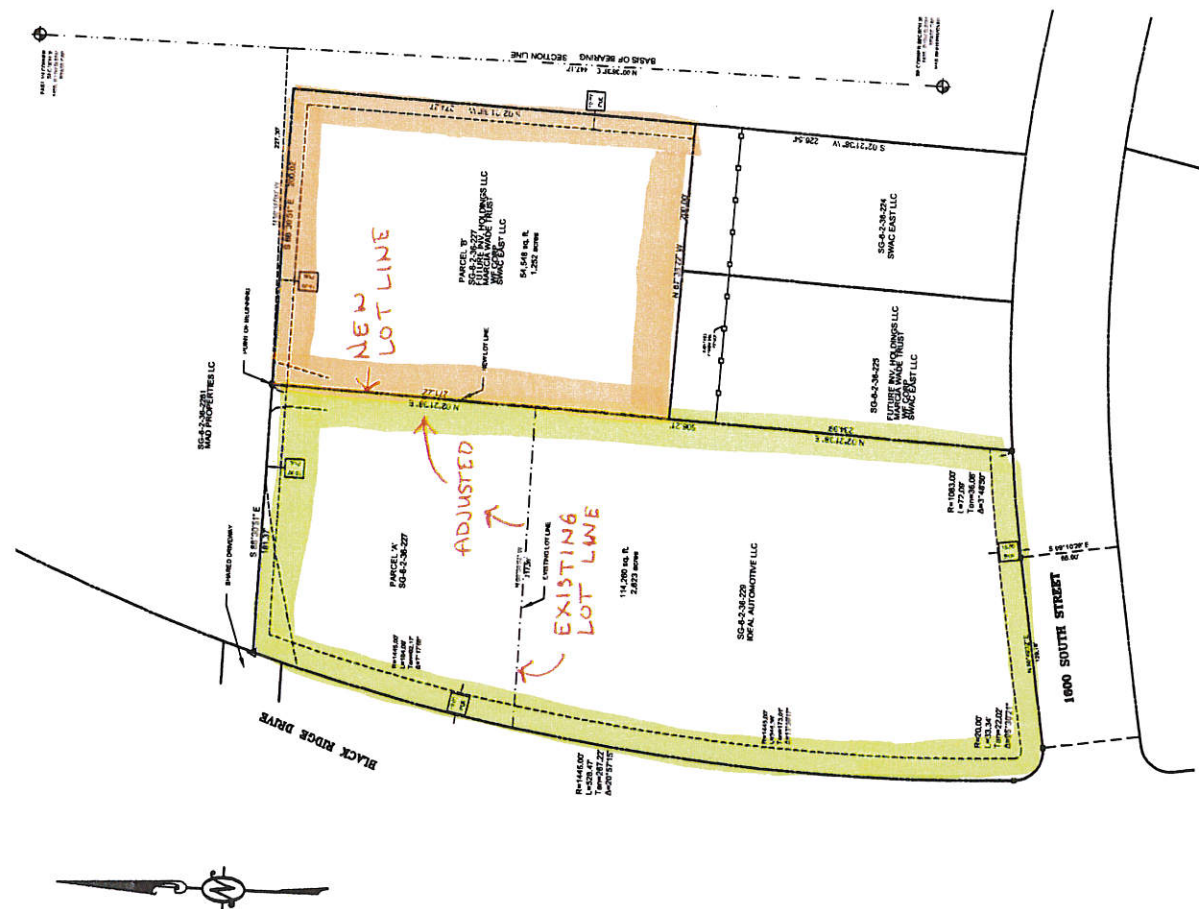
CONTAINING 2.623 ACRES

SUBJECT TO A 15 FOOT WIDE PUBLIC UTILITIES AND DRAINAGE EASEMENT ALONG THE SOUTH AND WEST BOUNDARY LINE FRONTING PUBLIC STREETS AND 10 FEET ALONG THE NORTH BOUNDARY LINE

NARRATIVE

- 5/8" REBAR & PLASTIC CAP - LS # 152060
- ☐ PARCEL CORNER NOT MONUMENTED
- ☒ SET SPIKE

(IN FEET)
1 inch = 40 ft.



ITEM 7

General Plan Amendment

PLANNING COMMISSION AGENDA REPORT: 12/09/2014

GENERAL PLAN AMENDMENT: PUBLIC HEARING

Property Reserve, Inc for 121.6 acres

Case No. 2014-GPA-006

Request: To amend the General Plan from LDR (Low Density Residential), MDR (Medium Density Residential), and COM (Commercial) to MDR (High Density Residential), HDR (High Density Residential), Professional Office (PO), and COM (Commercial) on 121.6 acres. The property is generally located between 3000 East Street and the Virgin River and fronts on Mall Drive. The proposal is to support the future development of commercial, retail, medical, and professional offices, and to increase residential density.

Applicant: Suburban Land Reserve, Inc.

Representative: Dan McCay
Suburban Land Reserve, Inc.

Area: Approx. 121.6 acres

Property: Located between 3000 East Street and the Virgin River and fronts on both sides of Mall Drive.

Current Zones: Agricultural (A-20) (Agricultural 20 acre minimum lot size)

Current General Plan: Commercial (COM), Medium Density Residential (MDR), and Low Density Residential (LDR)

Proposed General Plan: Commercial (COM), High Density Residential (HDR), Professional Office (PO), and Medium Density Residential (MDR)

Process: The Planning Commission is responsible for recommending to the City Council a General Plan for the city, or any amendments to an approved General Plan. The General Plan is a guide for land use decisions and contains various policies to help direct decisions related to land use and development of the city.

Comments:

1. The introduction and extension of Mall Drive has induced the desire for commercial uses that are not supported by the current General Plan. The proposed application has approximately 26 acres of highly

visible commercial property with frontage planned on two arterial streets (3000 East & Mall Drive). In addition, approximately 11 acres of Professional Office adjacent to the existing single family residential is being proposed.

2. The proposed additional commercial area would be an expansion of the commercial node shown on the General Plan Land Use Map for the area around the Mall Drive and 3000 East intersection.
3. The City General Plan (policy # 6.5.5) supports Neighborhood commercial centers at appropriate locations along arterial streets to reduce the need for cross-town travel. Neighborhood commercial developments should have stores (products & services), which cater to neighborhood related needs. A grocery store can be part of a neighborhood commercial center or regional commercial center. However, the size and type of commercial uses are zoning decisions rather than General Plan issues.
4. The proposed Professional Office (PO) supports Administrative and Professional (A-P) Zoning classification, which is generally limited to business and medical offices. A-P adjacent to residential, often has less of an impact than other commercial uses, given they are generally closed in the evening and weekends.
5. The applicant is proposing approximately 23 acres of High Density Residential (HDR). The HDR area is located by the Virgin River to the east and by proposed Office Professional, as well as, Medium Density Residential to the west. The proposal is the first introduction of HDR on the east side of the Virgin River and the Little Valley area. Generally, staff is supportive of HDR in the area, however, it may be appropriate to provide a buffer between the single family residential and Low Density Residential (LDR).
6. The applicant is proposing approximately 60 acres of MDR, located on the south side of Mall Drive. The proposed MDR is mostly existing and only expanding to the east along Mall Drive. Generally, in the Little Valley area, commercial has been buffered by MDR and graduated out to LDR (Low Density Residential). The request is consistent with other areas in Little Valley and provides a graduation of density around commercial.
7. Floodplain & Erosion Hazard Issues: Currently, a portion of the property has the General Plan Land Use Category of FP (Open Space – Flood Plain) and is located within the 100 year floodplain boundary. The proposal does not include those areas within the FP Open Space

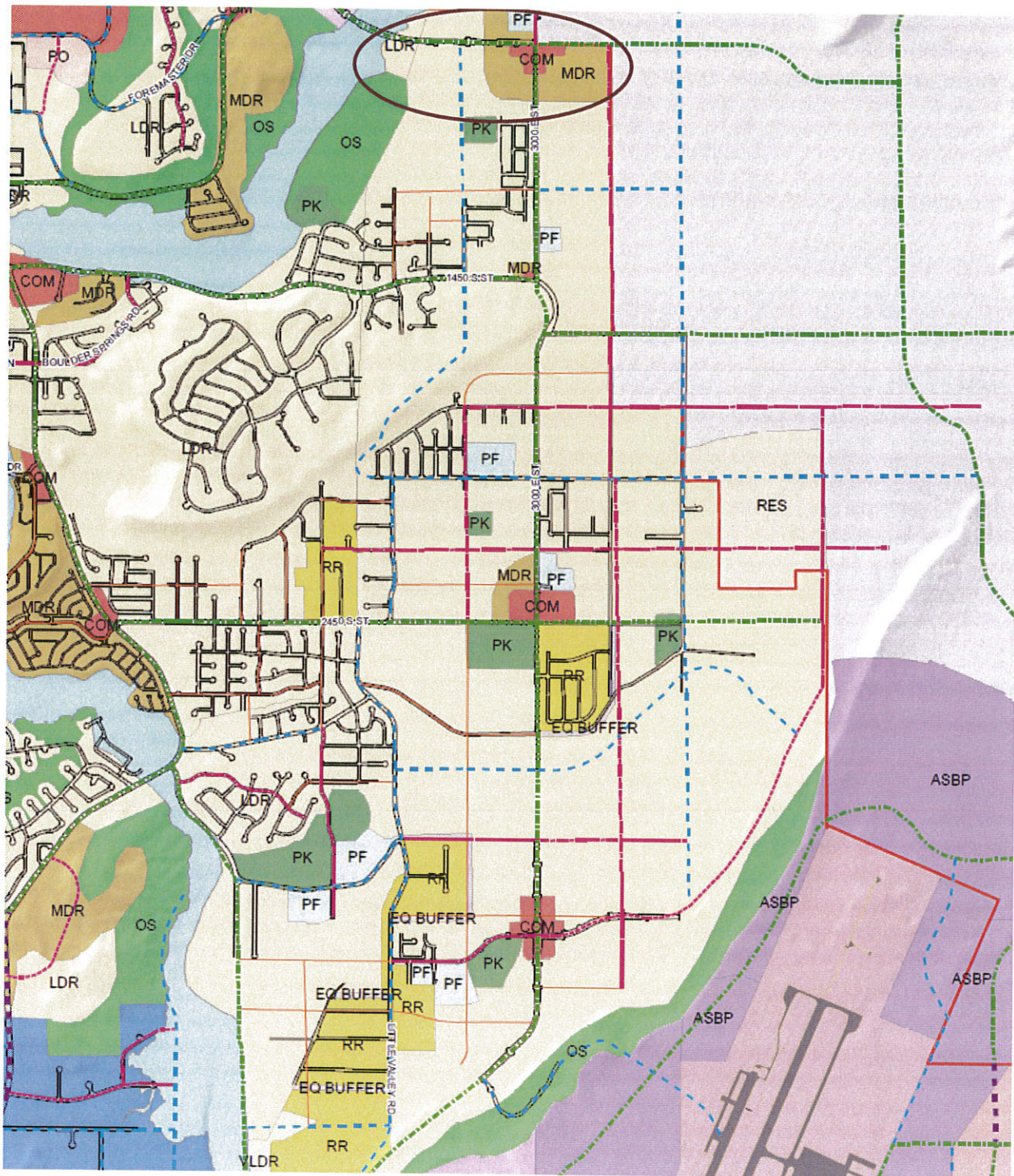
boundary and will remain FP. However, the Erosion Hazard Boundary is located along the east portion of the property. Future projects will be required to mitigate the Erosion Hazard Boundary and provide protections against erosion.

8. Traffic circulation: The extension of Mall Drive across the Virgin River and connecting to 3000 East Street in the Washington Fields area has made the subject property one of the most prime commercial sites in the region. Mall Drive and 3000 East are both mastered planned 4-5 lane arterial streets. Improvements will be built as development of the subject property proceeds.
9. The Little Valley Sub Area Plan has several policies, which address development in the area. According to the Sub Area Plan 5.4 Policies for Development In Little Valley: 14. Densities shall “feather”, or transition, in a gradual pattern with higher densities in neighborhood centers.

Staff Recommendations:

1. As stated above, the proposal will introduce HDR to the eastside of the Virgin River and historically, Little Valley has been rural with less dense residential developments. The Little Valley Sub Area Plan and General Plan have provided MDR as a buffer around more intense land uses for transistion. The applicant is proposing HDR adjacent to LDR on the south of Mall Drive. Staff recommends the lower portion of HDR on the south side be located along Mall Drive, between HDR and COM. Furthermore, a buffer of MDR be provided adjacent to existing LDR. This would be appropriate and consistent with the area, as well as, the practice of graduating densities.
2. Proposed HDR on the north of Mall Drive is adjacent to existing single family residential and is not consistent with the area or Little Valley Sub Area Plan, which recommends transitioning more intense land uses.

Current General Plan



Proposed General Plan Amendment

GENERAL PLAN AMENDMENT EXHIBIT FOR SLR 3000 EAST / FIELDS PROPERTY SUBURBAN LAND RESERVE ST. GEORGE, UTAH		SHEET 1 OF 1
ROSENBERG CIVIL ENGINEERS • LAND SURVEYORS 12345 Main Street, Suite 100 St. George, UT 84790 (435) 555-1234 www.rosenberg-engineers.com		
DATE: 10/20/2024 DRAWN BY: J. Smith CHECKED BY: M. Jones PROJECT: SLR 3000 EAST / FIELDS PROPERTY SHEET: 1 OF 1	REVISIONS: 1. Initial Design 2. Final Design	



**GENERAL PLAN AMENDMENT
APPLICATION & CHECKLIST**



ZONE CHANGE REQUESTS WHICH ARE NOT CONSISTENT WITH THE GENERAL PLAN
SHALL SUBMIT THIS APPLICATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT

I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Property Reserve, Inc.

MAILING ADDRESS: PO BOX 511916 SLC, UT 84151-1196

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: Suburban Land Reserve, Inc.
(If different than owner)

MAILING ADDRESS: 79 S. main st. Suite 500 SLC, UT 84111

PHONE: _____ CELL: _____ FAX: _____

EMAIL ADDRESS(ES): _____

CONTACT PERSON / REPRESENTATIVE: Dan McCay
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: _____

PHONE: (801) 321-7535 CELL: (801) 560-0400 FAX: _____

EMAIL ADDRESS(ES): dmccay@slreserve.com

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property(s) and the surrounding areas.) **Include a 24"x36" (Arch D – paper size) site plan, highlighting the subject property(s) to be changed, suitable for presentation in public meetings.** Fronting Mall Dr. between 3000 East & the Virgin River.

The General Plan Amendment becomes effective on the hearing date if approved by the City Council. General Plan Amendment hearings are held only four (4) times per year (typically the 1st meeting of the month). A meeting will be scheduled for a Planning Commission hearing in one of the following months: January, April, July, & October.

FOR OFFICE STAFF USE ONLY

CASE #: 2014-GPA-004 FILING DATE: 11/21 RECEIVED BY: [Signature] RECEIPT #: _____

*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? A-20
2. What is the current General Plan designation of the property or area? LDR, MDR, COM
3. What is the proposed General Plan designation for the property or area? HDR, MDR, COM
4. What is the purpose for amending the General Plan? (e.g. describe the proposed project) Increase Commercial area for commercial retail center and medical professional offices. Increase MDR to transition from commercial to surrounding LDR. & proposed HDR along the Virgin River.
5. How will the proposed project affect adjoining properties? North: Single Family Residence. In Washington City. South: Existing field, general plan = LDR. East: 3000 East Street West: Virgin River
6. Total acreage of the proposed General Plan change: 121.6
7. Does the subject area/property contain any slopes above 20%, floodplains, or wetlands? If so, please describe: Portions of the property lie within the 100 yr. flood plain. To the west portions of the property may be considered wetlands.
8. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes _____ No X
*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study (TIS) may be required (if determined necessary at Planning Staff Review) to be submitted with this General Plan amendment application or a later Zone Change application.*
8. Will any Master Planned roads be affected by this General Plan Change? NO
9. Are neighborhood meetings needed to consider the proposed amendment to the General Plan?
Yes _____ No X If yes, please explain: _____

10. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change parcel? Yes X No _____

Please describe the projected demand for utility services: Existing utility infrastructures are in mall Dr. & 3000 East. Connections will be coordinated with construction plans.

III. SUBMISSION CHECKLIST FOR GENERAL PLAN AMENDMENT

(A COMPLETE GENERAL PLAN AMENDMENT APPLICATION MUST BE SUBMITTED A **MINIMUM 6 WEEKS** PRIOR TO A REGULARLY SCHEDULED PLANNING COMMISSION HEARING IN JANUARY, APRIL, JULY, & OCTOBER)

Development/Project Name (if applicable) _____

(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)

Developer/Property Owner Suburban Land Reserve

Phone No. 801-321-7535

Contact Person/Representative Dan McElroy

Phone No. 801-560-0400

Licensed Surveyor (if applicable) _____

Phone No. _____

GENERAL PLAN AMENDMENT PROCEDURE

Step #1 Meet with Planning Staff Review (PSR) – Meets every Tuesday at 8:30 a.m. Call* Community Development at 627-4206 to be scheduled for this meeting.

**Note: Call at least one day in advance to schedule.*

Step #2 Document Submission Checklist*

**Note: This application will be considered incomplete without the following documents*

- ☐ This General Plan Amendment application form completed and signed by all owners;
- ☐ Appropriate Filing Fee **Filing Fee:** \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus
- ☐ County ownership plat with the boundary of the proposed general plan amendment outlined;
- ☐ List of property owners within **500' feet** and **two sets** of mailing labels;
- ☐ **Radius Map** of property owners within 500' feet;
- ☐ Site Plan showing the area to be changed highlighted – minimum size 24" x 36" (Arch D);
- ☐ 8-1/2" x 11" reduction of the site plan;
- ☐ An **electronic copy** (CD or E- mail) of the site plan in JPEG, TIFF or PDF format.

Step #3 Planning Commission and City Council Hearings

Planning Commission public hearings are heard on the 2nd and 4th Tuesday of the month at 5:00 p.m. The application, a site plan highlighting the area of the proposed change, and a County ownership Plat must be complete and submitted at least 6 weeks prior to the hearing. Incomplete or inaccurate applications will not be accepted or scheduled. City Council sets a public hearing date after a recommendation for approval from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing. City Council usually meets on the 1st and 3rd Thursdays of the month

Hearing Dates:

Planning Commission _____
City Council Set Date _____
City Council Hearing Date _____
Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre and \$25 per acre 101-500 and \$10.00 per acre 501-plus

IV. APPLICANT AGREEMENT

We the undersigned applicant(s) _____
(is)(are) the owner(s) _____
or (agent) of the following property(s) and request the General Plan Amendment change as described above.

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

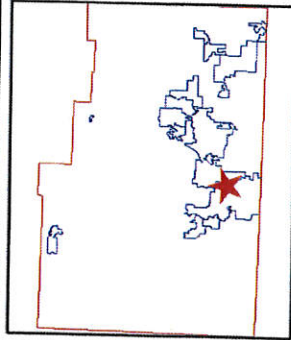
Attach additional sheets if necessary for additional owners.

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Revised 04/30/2009



Washington County Recorder



- Legend**
- Towns
 - Municipalities
 - Subdivisions
 - Streets
 - Major
 - Minor
 - Primary Route
 - Secondary Route
 - Trail
 - Other Roads
 - Waterbodies
 - Water Courses
 - MAJOR:PIPELINE;CANAL
 - Other
 - PICT 2009

Scale: 1:10,772



Map center: 1049167, 10004827

This plat is furnished for information only. No liability is assumed by Assessor's or Recorder's Office as to correctness of such data.

- Washington County Recorder

ITEM 8

RV Storage

PLANNING COMMISSION AGENDA ITEM: 12/09/2014

Monster Storage – RV Yard – 999 S Main

Case No. 2014-CUP-023

Request:	A request to establish an open storage RV yard (<i>to include RV's, automobiles, trucks, and boats</i>)
Applicant:	Mr. Denis Lyman
Location:	999 South Main Street
Current Zone(s):	C-3 (General Commercial)
Site:	Vacant 2 acre parcel; portion of former lumber business.
APN:	SG-5-2-31-4349
Comments:	<p><u>Overflow Site:</u> The applicant wishes to establish an offsite overflow RV storage yard on Main Street for his existing 'Monster Storage' facility at 700 South & Bluff Street.</p> <p><u>Building:</u> No structure (building) is proposed on the site.</p> <p><u>Wall & Fence:</u> There is an existing masonry fence with ornamental iron inserts the full length of the property along Main Street (see attached photos). The applicant proposes to replace the open areas with CMU Block and to place new six foot ornamental fencing (open) on the remaining three sides.</p> <p><u>Storage Items:</u> The applicant proposes the storage yard would hold RV's, automobiles, trucks, and boats.</p> <p><u>Management:</u> The offsite location would be managed by the office at Monster Storage.</p> <p><u>Landscaping:</u> Originally the applicant proposed pine trees along Main Street, but after working with staff and his engineer the proposal was modified to instead include street trees compatible with the approved street tree list. The applicant had envisioned similar plant materials as used for Monster Storage and has provided photos of pine trees and oleanders. The PC may want to discuss the use of oleanders.</p> <p><u>Security:</u> Its proposed by the applicant to install a camera security system with a lock gate system.</p> <p><u>Pavement:</u> The majority of the site already has pavement (see site plan).</p>

Parking: The applicant proposes 145 parking spaces to be on site.

Notice: Notice letters were sent to property owners within a 300 ft. radius and notice was posted in four (4) public places [on the City website, State website, and on two (2) bulletin boards in the City].

Ordinance(s): Listed under Section 10-10-2 “Permitted Uses” under the category of ‘Service businesses . . .’ is RV storage.

Service businesses, including the following and similar uses:	C1	C2	C3	C4
RV storage	N	C	C	N

Issues:

Landscaping

The site will need to comply with approved landscape materials, which includes approved street trees, shrubs, and ground cover in a landscape strip along Main Street as required in the Street Tree ordinance. Note that the existing Monster Storage has been allowed to use the pine trees and oleanders due to the site location and layout and because they are not on a designated major street. A revised landscape plan was submitted to staff.

Building

Does the site require a permanent building? The site is not considered as ‘similar to’ a car dealership (as outlined under Section 10-10-5.H) because staff believes that a RV storage facility isn’t similar to a car dealership for purposes of requiring an on-site sales office because a storage yard is not selling vehicles and only periodically do the vehicles come and go. However, it’s a point the PC might want to discuss.

Screening

The site should have complete screening along Main Street. Note that currently RV’s are visible from Bluff Street at the covered RV parking facility adjacent to Monster Storage, but they are not on a major street and the City Council conditioned them to be screened by landscaping (which is not yet mature and not yet effective). However, on a major street, solid screening material should be provided and not see through wrought iron as proposed. Along the other three sides, open fencing is permitted.

Storage

The commercial code (Section 10-10-2 “Permitted Uses”) lists only RV. Should the storage of automobiles, trucks, boats, be determined through this CUP? The PC should discuss what may be permitted on this site. Is the storage of boats,

cars, and small trucks similar and acceptable to the primary RV storage? Also, it should be stated that ‘trucks’ does not include semis or semi-trailers.

Canopies

No canopies have been proposed for the storage yard.

Off Site Parking Lot

Does Section 10-10-5.M “Automobile Parking Lot” apply to this request? Staff is under the impression that it does not apply in this case, but the PC may want to discuss.

Findings:

The following standards must be met to mitigate the reasonably anticipated detrimental effects **if imposed** as a condition of approval:

Yes	N/A	Category	Description
No noise is anticipated from RV storage	X	A. Noise	1. Excessive noise (unwanted or undesired sound) can cause serious impacts to health, property values, and economic productivity. Conditional uses shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others.
	X	B. Dust	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious dust beyond the property line.
	X	C. Odors	1. Comply with all air quality standards, state, federal and local. 2. Use shall not create unusual or obnoxious odors beyond the property line.
Visual screening and approved landscaping shall be used to mitigate aesthetics		D. Aesthetics	1. Blend harmoniously with the neighborhood so the use does not change the characteristics of the zone and the impact of the use on surrounding properties is reduced.
	X	E. Safety	1. Take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems. 2. Uses shall not locate within the 100-year floodplain as identified by FEMA unless expressly recommended by the city engineer in conformance with city engineering standards and all state, local and federal

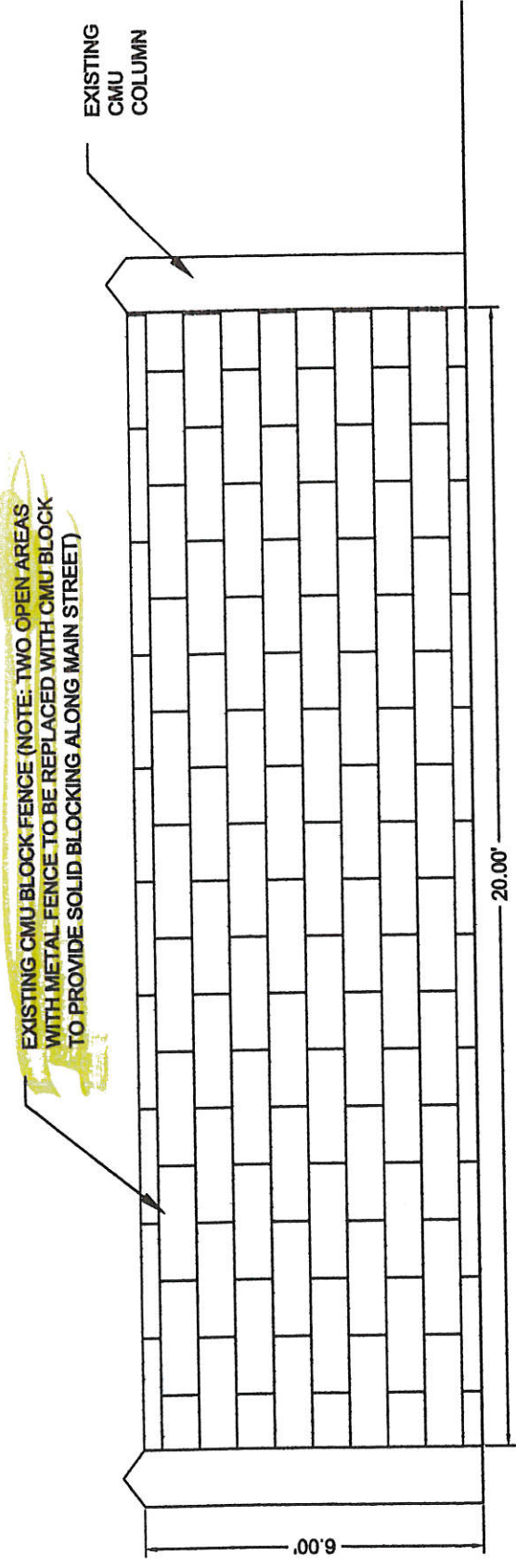
			laws.
	X	F. Traffic	<p>1. Traffic increases due to the conditional use shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".</p> <p>2. Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.</p>
No structure(s) proposed	X	G. Height	<p>1. Buildings shall fit into the overall context of the surrounding area.</p> <p>2. Photo simulations are required showing all sides of the building(s) and showing how the building fits into the surrounding area to include not less than five hundred feet (500') in all directions from the building and including its relationship to nearby ridges, hills, and buildings.</p>
Card gated system	X	H. Hours of Operation	1. Nonresidential uses operating in proximity to or within a residential zone shall limit hours of operation so as not to disturb the peace and quiet of the adjacent residential area.
	X	I. Saturation / Spacing	1. To the extent feasible, nonresidential uses allowed in residential zones as conditional uses shall be dispersed throughout the community rather than concentrated in certain residential areas.
		J. Maintain Character and purpose of zone	1. Uses shall be consistent with the character and purpose of the zone within which they are located.
All RV vehicle fluids shall be contained within the unit itself.		K. Public Health	<p>1. Use shall comply with all sanitation and solid waste disposal codes.</p> <p>2. Use shall not create public health concerns. (Ord. 2007-01-001, 1-4-2007)</p>

November 18, 2014

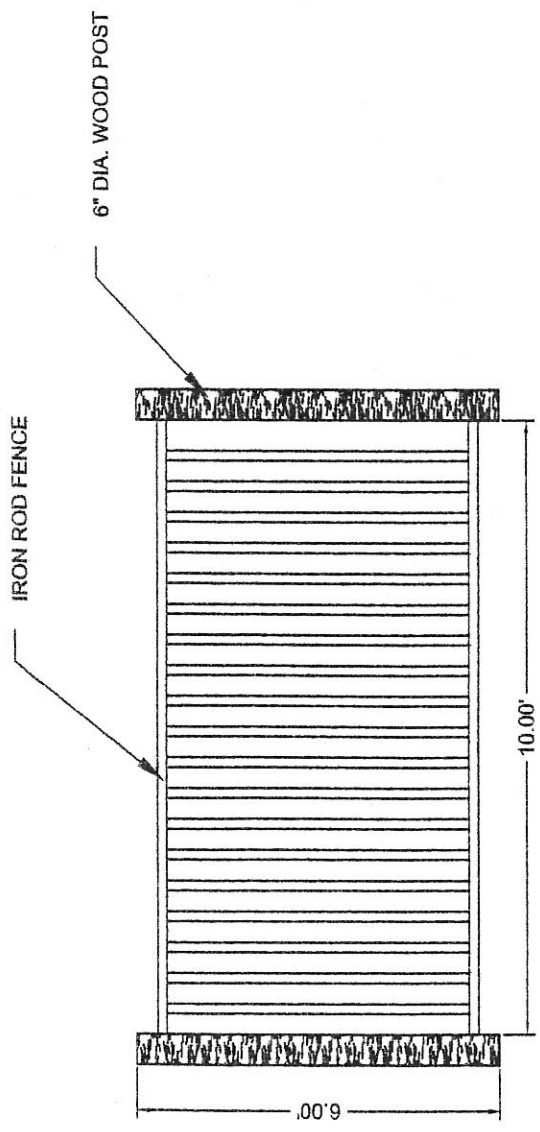
PROPOSED EXPANSION OF MONSTER STORAGE BY DENIS LYMAN

- It would be our wish to utilize for outside storage, a two acre parcel of land located at 999 South Main St. It once housed Stock Lumber but is presently an empty lot.
- We would place no structures on the land.
- Presently it has a masonry fence full length of the property on the Main Street side. We would place a six foot ornamental iron fence on the remaining three sides.
- All sides would receive significant landscaping with tall growth trees and shrubs to affect a significant screening on all sides.
- The use would be for RV storage, automobile and pick up storage, and boats. No junk would be allowed!
- It would be operated and managed from the office of Monster Storage located at the top of 700 South.
- Presently the lot is mostly covered with asphalt with small extensions expected as well as sealing and parking lines.
- The drainage system on the south side would be cleansed and remained in place.
- All trees in place would remain. A drip system would be in place for landscaping plants. No open water use would be on the property for landscaping.
- This lot is across from the Temple View modular home, motor home and fifth wheel park on Main Street.
- A continuous operating, recording security system will be in place.
- A punch pad electric gate system will provide customer access.

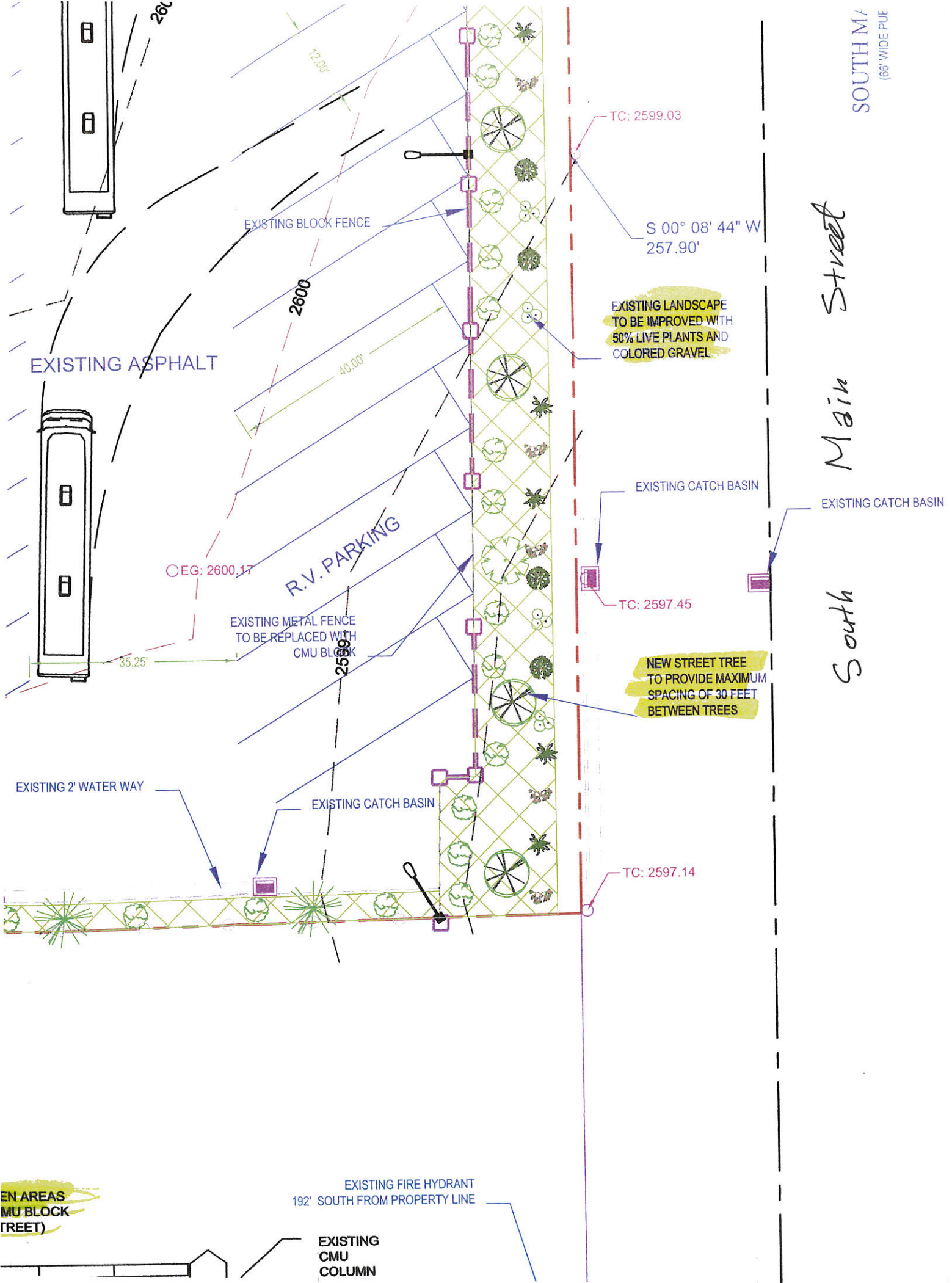
FENCE DETAIL FOR SIDE AND REAR PROPERTY LINES



FENCE DETAIL FOR MAIN STREET SIDE



FENCE DETAIL FOR SIDE AND REAR PROPERTY LINES



SOUTH M/
(66' WIDE PUE

South Main Street

EN AREAS
MU BLOCK
(REET)

EXISTING FIRE HYDRANT
192' SOUTH FROM PROPERTY LINE

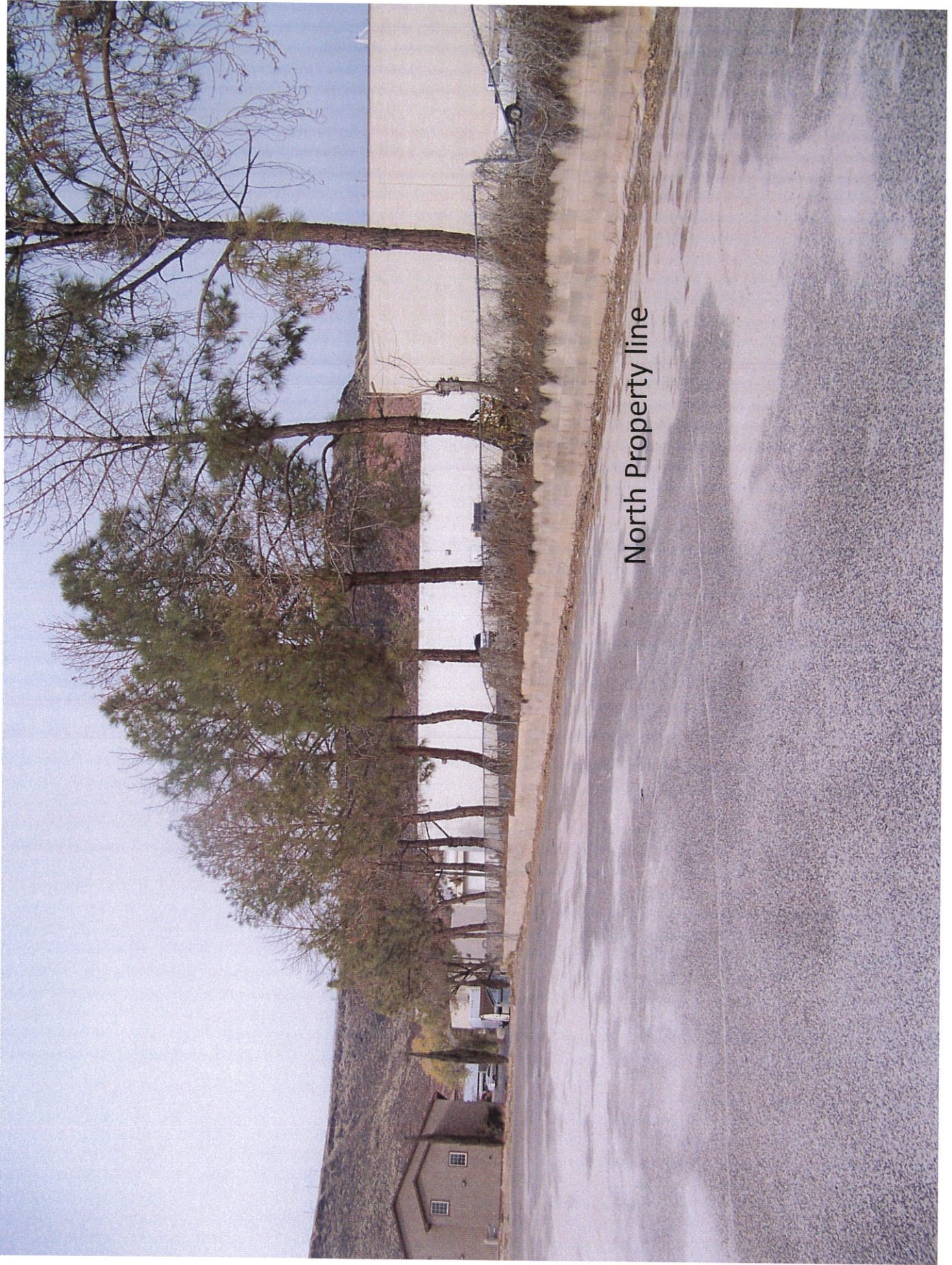
EXISTING
CMU
COLUMN





- Across the street





North Property line

